OMB No. 1024-0018
(Expires 1-31-2009)

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic name: Pegfair Estates Historic District

Other names/site number:

2. Location

Street & Number: 1525-1645 Pegfair Estates Drive; 1335-1345 Carnarvon Drive — Not for Publication: N/A

City or Town: Pasadena — Vicinity: N/A

State: California — Code: CA — County: Los Angeles — Code: 039

Zip Code: 91103

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ____ nomination ____ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ____ meets ____ does not meet the National Register Criteria. I recommend that this property be considered significant ____ nationally ____ statewide ____ locally. (__See continuation sheet for additional comments.)

Signature of certifying official — Date

State or Federal Agency or Tribal government

In my opinion, the property ___meets ___does not meet the National Register criteria. (___See continuation sheet for additional comments.)

Signature of commenting official/Title — Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is: — Signature of Keeper — Date of Action

____ entered in the National Register
____ See continuation sheet.

____ determined eligible for the National Register
____ See continuation sheet.

____ determined not eligible for the National Register

____ removed from the National Register

____ other (explain): _____

5. Classification

Ownership of Property (Check as many boxes as apply)		Category of Property (Check only one box)		Number of Resources within Property Contributing		Noncontributing	
X	private		building(s)	22		3	building(s)
	public-local	X	district				sites
	public-state		site				structures
	public-federal		structure				objects
			object	22		3	total

Number of contributing resources previously listed in the National Register

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)

Cultural Resources of the Recent Past, City of Pasadena

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: Single Dwelling

Current Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: Single Dwelling

7. Description

Architectural Classification (Enter categories from instructions)

MODERN MOVEMENT

Materials (Enter categories from instructions)

foundation: Concrete

roof: Concrete tile (Gawara); asphalt, fiberglass.

walls: Wood (vertical board, board and batten, shiplap, applied member (*Shoji*)), flagstone, masonry brick, concrete block, stucco

walls:

other: Wood structural framing

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

Please see Section 7 Continuation Sheets.

8. Statement of Significance

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

___ A Property is associated with events that have made a significant contribution to the broad patterns of our history.

___ B Property is associated with the lives of persons significant in our past.

X C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

___ D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

___ A owned by a religious institution or used for religious purposes.

___ B removed from its original location.

___ C a birthplace or a grave.

___ D a cemetery.

___ E a reconstructed building, object, or structure.

___ F a commemorative property.

X G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)
Architecture

Significant Person (Complete if Criterion B is marked above)
N/A

Period of Significance
1961-1967

Cultural Affiliation
N/A

Significant Dates
1961

Architect/Builder
Neptune & Thomas
(Please See Section 8 Continuation Sheet)

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)
Please see Section 8 Continuation Sheets.

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Please see Section 9 Continuation Sheets.

Previous documentation on file (NPS)

_____ preliminary determination of individual listing (36 CFR 67) has been requested.

_____ previously listed in the National Register

_____ previously determined eligible by the National Register

_____ designated a National Historic Landmark

_____ recorded by Historic American Buildings Survey _____

_____ recorded by Historic American Engineering Record _____

Primary Location of Additional Data

_____ State Historic Preservation Office

_____ Other State agency

_____ Federal agency

X Local government

_____ University

_____ Other

Name of repository: Pasadena Public Library; City of Pasadena Planning and Development Department

10. Geographical Data

Acreage of Property 7.63

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
1	11	390726	3781928	3			
2				4			

___ See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)
Please See Section 10 Continuation Sheet

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)
Please See Section 10 Continuation Sheet

11. Form Prepared By

Name/Title	Daniel D. Paul, Architectural Historian, and Alan Hess, Editor.				
Organization	ICF Jones & Stokes			Date	June 24, 2008
Street & Number	811 W. 7th Street, Suite 800			Telephone	213-627-5376
City or Town	Los Angeles	State	CA	Zip Code	90027

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.
Map, Pegfair Estates; Proposed District Boundaries vs. Original Tract Boundaries
Map, Pegfair Estates Historic District

Photographs

Representative photographs of the property.

Property Owner

(Complete this item at the request of the SHPO or FPO.)

Name	Please See Section 11 Continuation Sheet				
Organization				Telephone	
Street & Number					
City or Town		State		Zip Code	

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.). A federal agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number.

Estimated Burden Statement: Public reporting burden for this form is estimated to range from approximately 18 hours to 36 hours depending on several factors including, but not limited to, how much documentation may already exist on the type of property being nominated and whether the property is being nominated as part of a Multiple Property Documentation Form. In most cases, it is estimated to average 36 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form to meet minimum National Register documentation requirements. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, 1849 C St., NW, Washington, DC 20240.

PEGFAIR ESTATES DISTRICT

DESCRIPTION

The Pegfair Estates Historic District is located in the Linda Vista neighborhood in the western section of Pasadena, California. This district consists of 25 single family residences grouped around Pegfair Estates Drive, where it runs from Pegfair Lane at its east end terminating in a cul de sac at its west end. Twenty-two of the 25 homes in the proposed district are contributing resources, and these were constructed between 1961 and 1967, with the majority of these constructed by 1965.

The contributing properties share a consistent set of design features associated with the post-1955 Contemporary Ranch style of design. Common design features among these residences include horizontality as seen from the street elevation; low pitched roofs with extended eaves; various cladding materials such as flagstone, thin scale vertical board cladding, or board and batten—often together on one house; a generous use of glazing which often incorporates large picture windows and sidelights; exposed beams and rafter tails; recessed entries often with double doors; patio doors that open onto front yards; original garage doors of a similar cladding to the house itself; and double chimneys. Several residences within the proposed district also reflect a stylized Asian influence that was one variation of Ranch House architecture of the period, continuing a long tradition of such influence in California architecture. These elements include peaked eaves; decorative screens; grids of applied wood members to a given elevation; and rock garden landscaping, among other features. The strong but intimate inter-relationship of each of these houses to its immediate topographical terrain, including gentle hills, rock formations, and expansive landscaping also reflects this Asian and Japanese influence in a more profound way that belies "kitsch." All of the homes are Custom Ranch designs (individualized, architect-built homes) in contrast to standardized tract models. Custom Ranch homes tend to be slightly larger in scale than other ranch houses, and often feature special design amenities as demonstrated at Pegfair Estates. One of the residences presents elements of the more rusticated and traditional California Ranch design. Each house will be described in greater detail below, and character defining features will be noted.

Within the Pegfair Estates Historic District, houses are set into a landscape of fully mature and tall trees of various types that are a character defining feature of the immediate setting. These trees include juniper, fir, yucca pine, and palm, in addition to numerous mature sycamore and canary pine trees in excess of fifty feet tall. The master plan of the streets, landscaping, lots, and placement of houses in the subdivision is intentionally designed to create both a unified visual presence to the neighborhood, and privacy and views for individual houses. Due to the sloping site, the houses are individually framed by vegetation, creating an intentionally naturalistic setting for the houses which was also deliberately contrived and fitting for the Ranch House style; for many, only the roofs are visible because of the landscaping and steep berms, again demonstrating an understanding of Asian landscaping aesthetics. Smaller trees, bushes, shrubs and flower specimens are also ubiquitous throughout the district, often within or around the front yards of individual houses. The strong integration of the houses into the surrounding natural landscape is a character defining feature of the Pegfair Estates tract. The consistency of building setbacks combined with an overall connectivity between front yards is also a consistent, character defining feature of the Pegfair Estates Historic District.

This proposed 25-house district is the western half of what was originally the 52-house tract No. 26268 ("Pegfair Estates Tract") that extended along Pegfair Estates Drive eastward to Lida Lane, and north of Lida Street into Lancashire Place and Knollwood Drive. The houses of the proposed district are a continuous, cohesive enclave centered on Pegfair Estates Drive and all located south of Lida Street: a shouldered, two-lane road that bisects the original tract. Only 7 of the 50 original parcels are located north of Lida Street, off Lancashire Place, and many of those houses have lost their integrity. The houses within the proposed district retain a consistency of design not seen in immediately adjacent tracts, and a consistency of integrity that is not seen in the other remaining portions of the Pegfair Estates tract itself. The previously discussed landscape is of a density and lushness that is not seen in other portions of the Pegfair Estates tract. The western half of the proposed district is incorporated into a steeply

ascending hill. The combination of this ascension combined with the mature landscaping gives the residences the feeling of being submerged into the landscape in a manner not seen in the other, lower lying portions of the Pegfair Estates tract. In this it reflects the close relationship to nature seen in the Ranch House style.

The proposed district is also distict because it is the portion of the Pegfair Estates tract bounded by a roughly six foot tall long running course masonry brick wall with a rhythmic placement of pilasters. Unlike anywhere else in the rest of the tract, this wall is present along the entirety of the proposed district where its outer edge faces Lida Street. At the west shoulder of the Pegfair Lane entrance into the district off of Lida Street, this wall terraces downward as the grade descends, becoming a planter containing tall, manicured shrubbery that is acclimated diagonally to its corner. A low sitting bench with masonry brick legs and a concrete cushion is situated in front of this planter. The height of its legs is adjusted to the slope of the sidewalk below it. At the east shoulder of the Pegfair Lane entrance into the tract is a second terraced masonry brick planter, and within it are tall manicured shrubbery, yucca palms, banana trees, and ivy, along with a ground cover of ivy in front of this planter. The stepped brick planters wrapping the southern corners of Pegfair Lane at Lida Street serve as a gateway into the proposed district. Pegfair Lane is the eastern boundary of the proposed district. Due east of Pegfair Lane along Lida Street, the outer edge of the Pegfair Estates Tract is an elevated ivy covered berm rather than a brick wall.

Two roads are within the proposed Pegfair Estates District. Pegfair Estates Drive runs roughly east-west and is the primary axis of the district, and Carnarvon Drive: a short road beginning at the middle point of Pegfair Estates Drive within the district and briefly running south before it dead-ends. The district is accessed off of Lida Street by Pegfair Lane, which serves as the District's eastern boundary. Pegfair Estates Drive is not a straight road but forms a gentle, arcing curve which ascends upward as the street moves west. Carnarvon Drive has a slight upward ascent as it moves south. The lower section of Pegfair Estates Drive due east of the Carnarvon Drive intersection has a scored sidewalk at either side of the street, with a parkway grass strip between the sidewalk and the street itself. West of the intersection, no sidewalk is present, and yards, often bermed rather than flat, run forward to the curbside. Carnarvon Drive has a scored concrete sidewalk along the east shoulder of the road. Along the western portion of the Carnarvon sidewalk is a continuous band of tumbled pebbles set into concrete, and along its length are three juniper bushes that are all identically trimmed, with rounded tops. Composition granite light standards are present along both streets. Each light standard has a tapered pole and an extended fixture of an arcing metal armature; all were produced by the Pacific Union Metal Company. Squared concrete curbing is present where the property meets the road. Water catch ducts are present within this curbing. There is no above ground wiring present within the Pegfair Estates tract.

The Pegfair Estates District is nestled between steep hills ranging in height from 1,200 to 1,720 feet above sea level. The elevation of the district ranges from 1,023 feet at its eastern end to 1,159 feet at its western end. Though some residential development is present upon the adjacent hills and is viewable from the tract, these hills retain their natural, chaparral covered vegetation, and the area reads as a suburban, low density residential neighborhood. Elevated upon a hill immediately south of the Pegfair Estates District is the Art Center College of Design Campus, which is not visible from the tract itself. East of the proposed Pegfair Estates District, the elevation levels out into a highly developed residential area that is the heart of the Linda Vista section of Pasadena. The Brookside Golf Course is just east of this neighborhood, as is the Rose Bowl, which is located roughly a mile southeast of the Pegfair Estates Tract itself. Because of its relative elevation, when looking east from the Pegfair Estates Tract, the Pasadena basin and the San Gabriel Mountains are readily viewable, as are the San Jacinto Mountains in the far-eastern distance under certain atmospheric conditions.

INDIVIDUAL PROPERTY DESCRIPTIONS

1525 Pegfair Estates Drive (Photo 6) is a compound L-plan, single story residence with stucco cladding and a hipped roof clad in asphalt shingle. The resource is a Custom Ranch house done in the Contemporary Ranch design. A row of three full-height picture windows are present to the side of the double door, recessed entry. Flagstone cladding is present over two bays at the front elevation, and it wraps around toward the recessed entry. A planter of the identical flagstone is present below the picture windows. A two car garage is present at the west end of the house, and the garage bay protrudes out slightly. The house is recessed on its property and has a mowed lawn yard, and a brick planter with flower, bush and tree specimens, including a mature rubber tree. The architect of record for this property is E. Bealmelle. Constructed in 1962, 1525 Pegfair Estates Drive retains sufficient integrity to convey its significance, and is a contributor to the Pegfair Estates District.

1535 Pegfair Estates Drive (Photo 7) is a single story, L- plan Custom Ranch residence designed in the Contemporary Ranch style with Asiatic and Polynesian features. Thin scaled flush wood vertical boards are the primary cladding upon the residence. Large picture windows are part of the design. All windows, in addition to the garage door, are topped by an inset lintel. The entry is recessed behind a corner porch, supported by a single wood post and is accessed by a set of concrete stairs and a wide walkway with tumbled rocks set in concrete. The entry is painted red and features bronze hardware inset into bronze rose plates. An Asian style lantern is affixed to the side of the residence. The roof is a low pitch side gable, but the garage bay is hipped, and a front gabled attic vent with a Polynesian style notched beam protruding from the middle of it is also present. This house features a stacked concrete roman brick planter along its eastern portion, and both of its chimneys are also of this same crème colored brick with a flat, concrete brick cap. The roof is clad in asphalt shingles and is underscored with bevel edged wood rafter tails. A garage bay is located at the west end of this residence, which is recessed upon its property and features a mowed lawn yard, and mature shrubs along the residence itself. Constructed in 1962, 1535 Pegfair Estates Drive retains sufficient integrity to convey its significance, and is a contributor to the Pegfair Estates District.

1545 Pegfair Estates Drive (Photo 8) is a single story, rectangular plan, single family residence originally completed in the Contemporary Ranch style of design, but has since been altered. The primary alterations include vinyl sliding windows, oak doors, and an oversized stucco clad dormer directly above the front entry. This dormer contains a vinyl window with a pitched header. The residence features flagstone cladding and a skylight roof opening. Constructed in 1962, 1545 Pegfair Estates Drive is radically altered, does not retain sufficient integrity to convey its significane, and is not a contributing resource to the Pegfair Estates District.

1555 Pegfair Estates Drive (Photo 9) is a single story rear facing T-plan Custom Ranch house done in the Contemporary Ranch style with numerous Asiatic features. This resource features a side gabled – on hip roof (*irimoya*) in the Japanese Temple tradition. This roof is clad in traditional Japanese decorative roof tiles (*gawara*) and extended eaves are part of the roof design. The front of this residence faces south. A flagstone chimney is present at its eastern portion. The cladding of the residence is primarily stucco, though portions of the front elevation are clad in thin-scaled flush wood vertical board siding with thin grooves. The recessed entry is located within a breezeway at the middle of the front elevation. The entry features a pair of red doors with bronze handle hardware and bronze kick-plates. At either side of these doors is one full length sidelight of privacy glass which contains a metal filigree pattern of an organic double-S curve. This residence features numerous Asiatic design features including gridded wood screens in front of windows and metal *Manji-kuzushi* gates and fences with detailed, asymmetrical geometric patterns. This house is recessed upon its property. Instead of lawn, the front yard is an elevated berm covered in ivy and containing birds of paradise and small palm trees. Japanese Temple themed pole and hanging lamps are present. A driveway is located at the western edge of the property and it leads to a garage at the rear of the property. A low, metal balustrade is present running in front of the residence and above the yard. The architect of record for this property is Harold

Levitoff. Constructed in 1962, 1555 Pegfair Estates Drive retains sufficient integrity to convey its significance, and is a contributor to the Pegfair Estates District.

1565 Pegfair Estates Drive (Photo 10) is a single story rear-facing L-plan Custom Ranch residence done in the Contemporary Ranch style. At the front elevation, its roof features two front gables on a single hip and each of these contains a louvered aluminum attic vent. Additionally, side gabled-on hip roofs (*irimoya*) in the Japanese tradition are also present. Large picture windows are part of the design and at the southeast corner of the residence, these windows form a corner. The brown single panel wood front door is centered behind a recessed entry. At either side of it are full height mottled glass windows. A large portion of the front elevation is clad in flagstone, which near the car garage at the western portion leads upward to form a chimney. The flue of this chimney is triangular. The entry is recessed behind a visor porch that extends from the roof and is supported by a pipe column. Extended eaves are part of the design, and all elements of the roof and the gables are fronted by wood fascias. The front elevation presents a high degree of articulation, with large flagstone clad areas, a slightly recessed garage, the protruding entry porch, all topped by multi-level but horizontally acclimated roof lines. This residence is recessed on its property, and its front yard is largely covered by a bush covered berm made of adobe style brickwork. Constructed in 1963, 1565 Pegfair Estates Drive retains sufficient integrity to convey its significance, and is a contributor to the Pegfair Estates District.

1575 Pegfair Estates Drive (Photo 11) is a single story, side facing U- plan Custom Ranch residence done in the Contemporary Ranch design system. The entirety of the front elevation is clad in stacked course rectangular cut stones with the periodic larger scale rounded stones. A set of five vertical, metal frame casement windows are in a row at the east portion of the front elevation. The front entry is recessed and features a set of double doors each of four panels with a decorative garland design upon them. A large, full-height picture window is present due east of the front entry. The roof of the building is of a low-slung hipped roof that is similar to the lower level of an *engawa*-type Japanese Temple roof. The house is set back behind a low berm and its yard contains a sloping mowed lawn. Rode bushes, birds of paradise, and other flowering plants border the stone walkway to the house. A sandstone rock stairway leading to the front elevation appears to be a later alteration. Constructed in 1965, 1575 Pegfair Estates Drive retains sufficient integrity to convey its significance, and is a contributor to the Pegfair Estates District.

1585 Pegfair Estates Drive (Photo 12) is a single story, rectangular Custom Ranch residence with rusticated, "Western" design features associated to the California Ranch design system.[1] The residence is clad in wood board and batten with wood clapboard at either end bay, one of which includes a two bay garage. A cross gabled roof is present atop this house. An additional front facing attic vent gable is present upon it. The roof is underscored with rounded edged exposed rafter tails. Large picture windows are present, including two sets of three, one of which is the center of a bumped out board and batten clad window bay. The garage bay is located at the far west end of the building and atop it is a side gabled dovecote. This house is recessed from the street at the brow of an elevated berm covered with juniper, agapanthus, and lavender. A chimney is present and is made of running course brick. The steps to the front entry, which consists of an original set of single panel wood doors, are also made of brick. The garage bay is located at the western portion of the residence, and it features a recent, metal door of unsympathetic design. Constructed in 1965, 1585 Pegfair Estates Drive retains sufficient integrity to retain its significance, and is a contributor to the Pegfair Estates District.

1595 Pegfair Estates Drive (Photo 13) is a compound rectangular plan, single story Custom Ranch residence done in the Contemporary Ranch design system with Asiatic and Polynesian features. This building is clad in stucco though it also features flagstone cladding over parts of the front elevation. Flagstone cladding is also present upon the chimney and the tall planters

[1] The City of Pasadena Recent Past Context Statement refers to this design as "California Ranch," which is also applicable. Historic Resources Group and Pasadena Heritage, Cultural Resources of the Recent Past
Historic Context Report: City of Pasadena, Technical Report. Los Angeles: Historic Resources Group, 2007: 35.

attached to the front of the building. Within this flagstone is the occasional accent of a darker colored lava rock. Paired, vertical windows are present at various places across the front elevation. A front gabled attic vent is present in the roof, and the middle of this attic vent contains a small, bevel edged ridgepole. The front yard is a berm that is covered with various shrubbery including juniper. The roof is a low pitched hipped roof and extended eaves are part of the design. The entry is recessed behind a walkway covered by extended eaves and supported by a square post. The western edge of the property features a concrete driveway that leads to a garage at the rear of the building, out of site from the front elevation. Constructed in 1965, 1595 Pegfair Estates Drive retains sufficient integrity to convey its significance, and is a contributor to the Pegfair Estates District.

1605 Pegfair Estates Drive (Photo 14) is an irregular, rectangular plan, single story Custom Ranch house done in the Contemporary Ranch style with a low pitched hipped roof clad in asphalt shake. A portion of the front elevation is clad in stucco, which is barely visible behind the berm that is the front yard, and the various plants growing upon it. The eastern bay of the front elevation is made of running course slumpstone, which continues upward to form the rectangular chimney made of the same material. At one corner end of the front elevation is a large full-height picture window, which, along with another picture window around the corner, forms an open corner. The western portion of the front elevation features a drive through porte-cochere, which leads to a garage behind the residence. The centered entry is recessed behind extended eaves and full length sidelights are present at either side of it. A continuous ribbon of square windows is present at the front elevation. The house is recessed on its property, has a mowed lawn and an ivy-covered berm at the front portion of the property. A low, flat square planter made of tumbled pebbles is present near the concrete driveway, and this same material is used to make the walkway leading up to the front entry. The entry itself is of two black painted doors with bronze hardware, including bronze rose plates. A mature birch tree specimen is located at the eastern portion of the front yard. Constructed in 1966, 1605 Pegfair Estates Drive retains sufficient integrity to convey its significance, and is a contributor to the Pegfair Estates District.

1615 Pegfair Estates Drive (Photo 15) is a single story, T-plan single family Custom Ranch residence designed in the Contemporary Ranch style. Its roof is cross gabled and is clad in asphalt shingle. A crisply detailed, large, front gabled attic vent is present in the roof above the front entry, which is centered and recessed under a porch formed by an extended roof eave. The entry is double door. The roof is underscored by exposed wood rafter tails. The plan of the residence is divided into two wings: a garage and a living wing. The front elevation of the living wing is clad in rusticated brick and the garage wing is clad in wood board and batten. A pair of aluminum sliding windows is present at the south facing front elevation, as is a bay window of four vertical units. A running course brick chimney is present within the roof. The house is recessed on its property and is slightly elevated above street level. Large canary pine trees are present within the bermed front yard. A curving concrete driveway leads to the two bay garage. Against the west shoulder of it is a low, running course brick planter that continues up to the residence itself. The architect of record for this property is Harold Levitoff. Constructed in 1964, 1615 Pegfair Estates Drive retains sufficient integrity to convey its significance, and is a contributor to the Pegfair Estates District.

1625 Pegfair Estates Drive (Photo 16) is a single story, U-plan single family Custom Ranch residence done in the Contemporary Ranch design system with strong Asiatic influences. This house features wood shiplap cladding with a periodic horizontal wood member for the affect of an applied, Asiatic screen. This same cladding is present upon the garage door, which faces the street due south. The entry is off-center and features a pair of salmon pink doors each with a vertical silver stripe. At the side of either door are full-height sidelights with a repeating circular pattern design. The garage wing protrudes out toward the street, and its gable end features a centered vertical stripe of flagstone running up the middle of it with a stripe of the circular patterned privacy glass at either side of it. Three exposed beams extend out beneath this gable. A continuous stained wood lintel runs across the front elevations of the living and garage wing. All roofs are clad in asphalt shingle. Where the garage bay ends, this lintel cantilevers to one side and is painted the same color as the cladding. An Eastern style stained wood screen hangs from this cantilevered lintel, and within it is a round window. The eaves of the building are low and hanging from that at the front elevation is one circular 1950s era globe light. This house has two chimneys, each made of the same flagstone seen upon the front facing gable end. The house is recessed on its lot. The front yard is a gently sloped berm from which grow tall, mature pine

trees. Immediately in front of the entry a small landscaped area bordered with decorative boulders is present. Decorative stones in the Asiatic tradition are situated in the yard in front of the entry. Constructed in 1965, 1625 Pegfair Estates Drive retains sufficient integrity to retain its significance, and is a contributor to the Pegfair Estates District.

1635 Pegfair Estates Drive (Photo 17) is a single story, cross-plan single family Custom Ranch residence done in the Contemporary Ranch design system with Asiatic influences. The roof is cross gabled, is clad in staggered course asphalt shingle and is underscored by a running wood fascia. A flagstone chimney is present within it. Flush, thin scale vertical board cladding is part of the design. A ribbon of seven full-height windows is present at the front elevation, which faces south. The garage is located on the side of a wing, which has an open, glass-filled gable from which protrude three extended beams, highlighting the post and beam construction. The garage bay is small and has a horizontal tongue and groove door that appears to be original. The entry is recessed within the crux of the garage and the living wing. Rough course concrete block planters are present in front of the residence. Directly in front of the residence, the front yard landscaping has an Asiatic influence and features numerous manicured and variegated shrubs, trees and flowers. This yard also features decorative boulders and a pagoda-like fountain. This residence is elevated upon its property and the property's frontage contains an ivy-covered berm. The driveway appears to have been recently laid in decorative brick, and rough hewn concrete block planters are present. This house was originally designed by William R. Pauli. Constructed in 1965, 1635 Pegfair Estates Drive retains sufficient integrity to convey its significance, and is a contributor to the Pegfair Estates District.

1645 Pegfair Estates Drive (Photo 18) is a single story U-plan single family Custom Ranch residence done in the Contemporary Ranch design system. Its front elevation is clad entirely in random coursed stone boulders with periodic larger scale round boulders present. A pair of large, square mottled privacy glass windows is present within the front elevation, as are large, clear glazed picture windows near the eastern corner of the south facing front elevation. The entry is recessed and consists of double doors painted black, each consisting of twelve small square panels. Near this entry, before it recedes, is a vertical picture window with mottled privacy glass. The garage bays are located at the west end of the front elevation, and two garages are present: one two-bay and one one-bay. The garage doors are of wood with a simple grid pattern in wood 2x4s upon them, and appear original. The bay containing both garages protrudes out slightly, and like the roof upon the rest of the residence, this bay is low pitch hipped and clad in decorative *Gawara* type Japanese Tile. This residence is recessed upon its lot and features a mowed lawn front and side yard bordered by shrubbery, in addition to fully grown spruce and pine specimens. Constructed in 1965, 1645 Pegfair Estates Drive retains sufficient integrity to convey its significance, and is a contributor to the Pegfair Estates District.

1640 Pegfair Estates Drive (Photo 19) is a single story, L-plan residence with a low pitched hip roof clad in concrete decorative shingle. Constructed in 1976, this residence is not a contributing resource to the proposed district. The front elevation is stucco and large picture windows, occasionally placed in pairs, are part of the design. The house faces north. The entry is off center and is located within a protruding bay that itself is hipped. The entry features a set of wood double doors, each with a multi-panel design. This entry is recessed. The overhang is supported by one column made of slumpstone bricks in a running course which lowers into a planter/ base made of a similar but larger brick in the same pattern. This house is recessed and elevated upon its property. Plantings in the front yard include elephant grass, small trees, and mature shrubs. A driveway is present at the west edge of the property, and two garages, one two bay and one of one bay, are present at the west facing side elevation of the residence.

1630 Pegfair Estates Drive (Photo 20) is a T-Plan, 1.5 story single family Custom Ranch residence done in the Contemporary Ranch design. The cladding is stucco, and has a full-story running course brick base where the building is inset into a bermed landscape. The residence contains a two-car garage with a six panel wood door at a lower level that is inset into its hillside landscape. A large brick planter is present in front of the garage and beneath the entry, which is located at the upper story and is accessed by concrete stairs. Three-part picture and casement windows are part of the design, as is a circular, bulls-eye window above the garage door. The roof of the residence is gable-on-hip (*Irimoya*), and each gable end contains a milled aluminum attic

vent. The residence is recessed upon its property, and the front driveway encircles a lawn-covered planter that contains a mature tree specimen. An interior chimney of running course brick with a soldier course header pokes through the garage wing. Constructed in 1964, 1630 Pegfair Estates Drive retains sufficient integrity to convey its significance and is a contributor to the Pegfair Estates District.

1620 Pegfair Estates Drive (The Wenzlaff Residence) (Photo 21) is a single story, L- plan single family Custom Ranch residence with strong Modernist and Asiatic design features. Street facing elevations are clad in an all-over wood grid set against stucco walls. The garage wing forms an "L" in plan that is set far back from the street. Within certain bays of the grid are rectangular window openings and louvered, jalousie windows. Clerestory windows are also present. Portions of this elevation are clad in vertical board cladding. The entry is centered within a bay that faces west. To the north side of it is a narrower second door clad in vertical board flush with the cladding that wraps around a nearby corner. This door features a centered multi-part grill of Asiatic design influence. The roof of the residence is flat. However, within it are pairs of sloping, peak gabled attic vents commonly seen on Polynesian themed designs of the mid-twentieth century. The roof has extended boxed eaves that are underscored by a running wood fascia, which peaks upward that building's corners. Two chimneys, each of stacked course Roman brick, are present upon this residence. Each chimney features a stylized metal cap. This residence has a lawn covered front yard with mature sycamore, liquid amber and other tree specimens. Small boulders are set within the front yard; an Asiatic themed landscape element. A translucent fiberglass fence with the same Asiatic inspired wood grid is also visible running against the street level. Constructed in 1962, 1620 Pegfair Estates Drive retains sufficient integrity to convey its significance and is a contributor to the Pegfair Estates District.

1600 Pegfair Estates Drive (Photo 22) is a single story, irregular rectangular plan, single family Custom Ranch residence done in the Contemporary Ranch style of design. The residence features paired windows and a recessed entry. The house features a side gabled roof clad in fiberglass shingle. The garage unit, which slightly protrudes out, is topped with a hipped roof. The garage is fronted by a recent replacement door. The front entry faces west, onto the driveway and a tall berm at the west side of the property. This entry is not readily visible from the street level. In fact, the most visible elevation of this residence is a side elevation of smooth, thin scale vertical board cladding with a periodic vertical wood member attached to the cladding. A similar vertical cladding is present at the front elevation. Low, slumpstone brick retaining walls around the yardspace and against the berms are part of the design. The house itself is elevated on a berm with a considerable portion of it beneath the rear yard facing Pegfair Estates drive. This berm is covered with ivy and features mature pine trees. Constructed in 1963, 1600 Pegfair Estates Drive retains sufficient integrity to convey its significance and is a contributor to the Pegfair Estates District.

1345 Carvarvon Drive (Photo 23) is a single story, complex plan Custom Ranch house done in the Contemporary Ranch style. Its cladding includes stucco, flagstone and vertical board and batten. The house is comprised of living and garage components. Both are side gabled and are attached by a smaller side gabled component that contains the recessed entry and a circular window. The living component has flagstone cladding upon the lower half of its large, south facing gable end. Rising up above this gable is a rectangular chimney of the same flagstone. The apex of this gable end is open and is glazed. The gable ends of the living component feature an exposed wood frame that echoes the roof line and creates a skylight affect. At its south elevation, large wood beams with carved ends extend from beneath this gable. A stylized wood column supports the extended beam beneath the gable's apex. The garage component of this house, including the garage door itself, is clad in vertical board. The house is recessed upon its property and a highly manicured front yard is present. A stucco fence topped by a suspended running lintel is present just north of the front yard; the plantings in which are relatively recent. The architect of record for the property is Alfred H. Noble Jr. Constructed in 1963, 1345 Carnarvon Drive retains sufficient integrity to convey its significance and is a contributor to the Pegfair Estates District.

1335 Carnarvon Drive (Photo 24) is a compound T-plan single story, single family Custom Ranch residence done in the Contemporary Ranch style of design. This house is clad in stucco atop which is a continuous wood lintel design that runs atop

all street facing elevations. The roofs are multi-part hipped and are clad in asphalt shake. Boxed eaves are present beneath these roofs. Vertically acclimated windows, both in pairs or placed singularly and suggesting a modern modular system, are part of the design. A low, flagstone rock planter is present facing the street level. This residence is recessed upon its property and is slightly elevated above street level. A wide set of concrete stairs with staggered treads is present in front of the residence, and a low flagstone wall is present near these stairs. The street facing portion of the property features numerous shrubbery specimens including recumbent juniper. Constructed in 1967, 1335 Carnarvon Drive appears to retain sufficient integrity to convey its significance and is a contributor to the Pegfair Estates District.

1340 Carnarvon Drive (Photo 25) is a single story, side facing irregular T-plan single family Custom Ranch residence done in the Contemporary Ranch style of design. Both board and batten and flagstone cladding are part of the design. The roof is cross-hipped and is clad in concrete shake. This house has two protruding bays at the front elevation, which faces west. One of these bays features a centered, rectangular, horizontally acclimated three part window. The second protrusion contains a two car garage, which faces north. Like the rest of its bay, the garage door itself is clad in board and batten. The entry is recessed and features 6-panel double doors. This entry is recessed and is accessed by flagstone stairs and walkway. Due south of the entry is a row of four, full-height vertically acclimated picture windows, with a horizontal mullion running across the lower portion of each. A circular, flagstone tree planter is present in the front yard and rectangular, flagstone planters are present along the front of the house. The architect of record for this property is George T. Kirkpatrick. Constructed in 1964, 1340 Carnarvon Drive retains sufficient integrity to convey its significance and is a contributor to the Pegfair Estates District.

1570 Pegfair Estates Drive (Photo 26) is a single story, compound plan, single family Custom Ranch residence done in the Contemporary Ranch design. The roof is side gable on hip with staggered course asphalt shingles. The cladding is smooth stucco, with certain bays beneath windows infilled with vertical board cladding. Window types include small, paired, square shaped units and four-part vertical casement windows. A high degree of variegated massing and roof protrusions are present. These features combined with the long horizontality of the residence make it read as two separate buildings from certain vantage points. Two separate street entries are present and both feature paired doors. The house features two chimneys, each made of irregular course flagstone. Asiatic influenced wood fencing is present near the main entry and it features thin vertical boards with narrow spacing. The residence is recessed back upon its property and is sunken below street level. Mature trees and ivy are both present in the front yard. This house occupies a corner lot. Driving north upon Pegfair Estates Drive, the side of the property is a steep, ivy colored berm with mature cypress and palm trees. Constructed in 1961, 1570 Pegfair Estates Drive retains sufficient integrity to convey its significance and is a contributor to the Pegfair Estates District.

1560 Pegfair Estates Drive (Photo 27) is an irregular, rear facing U-plan, single story, single family Custom Ranch residence done in the Contemporary Ranch style of design. This house is clad in stucco and features a side gable-on-hip roof. Each gable end has fascia boards. Inset within each gable is an attic vent of wood lattice design. This house features paired aluminum frame windows, some of which are full height vertical and appear to be patio doors opening up to the front yard area. A running course brick chimney with weeping mortar is present at the east portion of the residence. A rectangular planter designed of the same brick and mortar is present along the front of the living component of the residence. Behind this planter, the entry is slightly recessed and features a pair of single panel wood double doors. An Asiatic styled gate of thin wood members is present near the concrete driveway at the west portion of the property. This driveway leads to a two-car garage component set back and attached to the side of the living component. Two stucco clad planters are present upon the low berm that serves as the front yard. The concrete planters at the front of the property appear to be a later alteration, as does a metal garage door. The architect of record for this resource is William R. Pauli. Constructed in 1964, 1560 Pegfair Estates Drive retains sufficient integrity to convey its significance and is a contributor to the Pegfair Estates District.

1550 Pegfair Estates Drive (Photo 28) is a single story, rectangular plan, single family Custom Ranch residence. The cladding is now a mottled, thick stucco of the type seen upon recent Spanish and Mediterranean themed homes. A large stucco fence with

rusticated brick capping is now present and this obscures views of the residence from street level. Contemporary picture windows with stylized shutters appear to be a recent addition. Each of these windows is topped by a header course of rusticated bricks. Though this residence appears to have been formerly of a Contemporary Ranch design, the building now does not have sufficient design integrity and is not a contributing resource to the Pegfair Estates Historic District.

1540 Pegfair Estates Drive (Photo 29) is a rectangular plan, single story, single family Custom Ranch residence done in the Contemporary Ranch style of design. The roof is side gabled, is clad in asphalt shingle, and has exposed wood rafter tails. The rafter tails have angle cut ends, are numerous beneath the wide, continuous extended eaves of the roof, and are reminiscent to rafter tails seen upon Japanese temple architecture. Flush, thin scale vertical board cladding is present across the front elevation. A grouping of four large full height patio doors is present, and these open to a small patio at the front elevation. The centered entry is slightly recessed and features a pair of craftsman style wood doors that are a later alteration. This entry is accessed by a set of wide stairs made from tumbled pebbles. A second set of patio doors is present at the front elevation just west of the entry, and these open onto a small concrete patio directly behind a white flagstone planter which continues in front of the entry way. A chimney is present which is made of the same flagstone and is located at the eastern portion of the house. At the eastern portion of the property the house has an additional side gabled extension that is recessed back from the primary component of the residence. This house features extended side gables which are underscored with wood rafters and protruding beams. The front yard of this residence features numerous mature bush and flower specimens. This front yard angles upward to meet the entry. Where it meets the sidewalk, the front yard is lined with river rocks. Additional decorative boulders are present between plantings in the front yard. The architects of record for this property are Neptune & Thomas. Constructed in 1964, 1540 Pegfair Estates Drive retains sufficient integrity to convey its significance and is a contributor to the Pegfair Estates District. This resource was the model house for the Pegfair Estates Tract.

1530 Pegfair Estates Drive (Photo 30) is a single story, side-facing U-plan single family Custom Ranch residence done in the Contemporary Ranch style of design, with Asiatic features. This house features a hipped roof with extended eaves, and the roof is clad in staggered course asphalt shingle. The cladding is of a flush, thin scale vertical wood cladding. A set of patio doors is present at the front elevation. The centered entry is recessed and contains a non-original Craftsman style wood door in addition to Craftsman style sidelights—also non-original. The front elevation of this residence faces north. At the western portion of the property is a two-bay garage with a recent metal multi-panel garage door that is a later replacement. The windows of the front elevation, the recessed entry, and the garage are all topped with a horizontal, lintel-like band of stucco trimmed with painted wood 2x4s. Within the roof between the garage door and the front entry is a large, steep-pitched, front-faced gable that serves as an attic vent. Within it are thin, closely spaced wood members of a design that is Asiatic in its influence. A square plan chimney with vertical board cladding is adjacent to this gable. A second smooth stucco rectangular chimney, which appears to be a later alteration, is present atop the roof due east of the front entry. This chimney runs flush with the front façade, which is also of smooth stucco it the section of it directly below the chimney. The front of the property features wide concrete steps and a low concrete wall, within which is a slightly elevated grass covered yard. Smooth concrete planters appear to be a later alteration. As listed above, this resource presents a variety of alterations. However, this resource still reads as one effective, cohesive Contemporary Ranch design. The door and entry changes are recessed behind a deep entryway, and are not glaringly visible. The sidelight bays do not appear to have been altered. The chimney appears to be re-stuccoed, but this change appears relatively integrated into the resource. The garage door and the changing of planters, though noticeable, are not severe alterations. Constructed in 1964, 1540 Pegfair Estates Drive retains sufficient integrity to convey its significance and is a contributor to the Pegfair Estates District.

THE PEGFAIR ESTATES DISTRICT: SIGNIFICANCE

SUMMARY

The Pegfair Estates Historic District is eligible for the National Register of Historic Places under Criterion C in the area of architecture. The district is an intact and expressive example of the Post World War II subdivision of Custom Ranch residences. The vast majority of these houses are in the Contemporary Ranch style with the Asiatic features and details described in the "Cultural Resources of the Recent Past, City of Pasadena" Multiple Property Submission (MPS) Context Statement. However, the district is exceptional in its exploitation of landscaping in integrating each house to a specific site as well as in incorporating Asian decorative influences, so that the resonance with Asian aesthetics – found in other periods in Pasadena's architectural history from Greene and Greene to the work of Buff, Straub and Hensman – is multivalent, both subtle and overt. Based on available research and comparisons with other local and regional Ranch groupings, Pegfair Estates conveys Asiatic motifs with a sophistication and subtlety in a manner not seen in other known Contemporary Ranch housing tracts. In addition, the quality of elegance demonstrated here at Pegfair Estates is not associated with the typically more informal Ranch identity. Along with its high retention of architectural integrity, the Pegfair Estates Historic District is significant for its unusually lush landscaping and skillful application of Asiatic design features onto the homes and their accompanying yards. Thus, the Pegfair Estates Historic District appears to meet Special Criterion Consideration G for properties under 50 years old as an exceptional district of Contemporary Ranch architecture.

Developed by Wesley I. Dumm, the nearby owner of the Pegfair residence, a local philanthropist, and a pioneer of Voice of America Radio, the Pegfair Estates District is located in the Linda Vista section of Pasadena, California. The majority of the houses were built between 1961 and 1962, with two contributing properties completed in 1965 and 1967. As a tract, the overall integrity in all aspects is very good. The district's design integrity, for example, is very high, demonstrated by the many individual residences that abundantly exhibit numerous qualities of the Postwar California Ranch and Contemporary Ranch styles that here are uniquely blended with the Asiatic influences noted earlier. Additionally, the workmanship of the various Ranch and Asiatic features of these buildings exhibits a high level of skill and sensitivity, and the integrity of materials, both of the houses themselves and in the materials comprising each setting, has been retained. Examples of this sound workmanship include: flagstone planters and chimneys; Asiatic themed landscaping with boulder yardscapes and garden lanterns; beveled rafter tails; latticework vents and screens; *shoji*-like wood membering seen in certain homes; original wood cladding; various types and uses for stone cladding; concrete Asiatic roof tiles; original wood garage doors that are held flush with the rest of the cladding; and tumbled pebble sidewalks and stairs. The aspect feeling of the Pegfair estates tract is intact, expressing a sophisticated, semi-rural, suburban custom Ranch House development of the early 1960s: one set within a natural, Edenic landscape that overlooks the Arroyo Seco running along Pasadena's western edge, yet minutes away from the city's downtown.

EARLY CONTEXT: LINDA VISTA

The Linda Vista section of Pasadena, California is on roughly 2 ½ square miles of land located 3 miles northwest of downtown Pasadena at the eastern base of the San Rafael Hills. Located at the opposite end of the Arroyo from the rest of the city, Linda Vista was originally perceived as both a rural outback and an Edenic landscape. Originally called "Indian Flat," Linda Vista was one of the last areas in the greater Los Angeles region to house Gabrielino (Shoshone) Indians, who lived there through the 1880s, taking advantage of naturally flowing streams that have since been dammed. The Linda Vista area was originally part of the much larger 36,000 acre land grant given to Corporal Jose Maria Verdugo in 1784 for cattle grazing. After Corporal Verdugo's 1832 passing, in 1843 Linda Vista briefly became part of the La Canada Rancho owned by Ignacio Coronel, who was Secretary of the Los Angeles City Council (*Ayuntamiento*) at that time. In 1852 Coronel sold the land to the law partners Jonathan Scott and Benjamin Hayes. Scott would buy out Hayes portion shortly thereafter before returning the land to the Verdugo family via trade in 1858.

In the summer and fall of 1883, John De Weese Yocum acquired the property. An Ohio born Quaker, he was the first to manifest the agricultural potential of Linda Vista. John Yocum moved out to the area with his wife Hannah, accompanied by their only son: Nathan, and Nathan's wife Lydia. "Lida" Street is named after Lydia, and it is believed that the name "Linda Vista" came from Nathan who devised the name after looking across the slopes at the surrounding mountains; "Linda Vista" is Spanish for "pretty view."[2] John Yocum had a background in growing wheat in the Midwest, and applied that knowledge to growing peach and apricot trees, of which he had 12,000 upon his property, which originally consisted of all of Linda Vista. From 1886 to 1888 John and son Nathan began to subdivide their Linda Vista land. Nathan, who had acquired from his father the southernmost 600 acres of the Linda Vista area, developed the "West Pasadena Railway," and with it a bridge over the Arroyo to connect the newly established City of Pasadena with the Linda Vista area, which had been geographically isolated from Pasadena because of the Arroyo. John and Nathan funded various political activities related to temperance in Pasadena. John Yocum, together with Byron Clark, founded the Linda Vista Land and Improvement Association in 1887 and proceeded to subdivide the land, selling lots to newly arrived settlers, many of whom were from the Midwest.

Byron Clark, an expert in horticulture, purchased a 40 acre tract above Pasadena that he named "Altadena." Clark was an early experimenter with imported and other ornamental plants such as banana trees, blackberry plants and rose bushes. Incorporated in April of 1887, his "Park Nursery" on Park Avenue (later Linda Vista Avenue) in Linda Vista was the first commercial business in Linda Vista. The Park Nursery sold numerous trees, and Clark is responsible for lining what is today Linda Vista Avenue with pepper trees, some of which are still extant. At his nursery, Clark held Chrysanthemum fairs and other charity events. In 1890, Clark presented a paper titled "Ornamental Fruits and Shrubs" at the Fruit Growers convention in Los Angeles.[3] As the regional boom of the mid 1880s was beginning to slow down during this time, Clark added luxurious landscaping to various yards of homes that suddenly became difficult to sell as people abandoned their mortgages. Clark would resign from the Park Nursery in 1890 to focus on his planting activity in San Bernardino. John Yocum would take over as nursery manager.[4]

This period proved to be a difficult time for John Yocum. Nathan disappeared in 1887, in what many believed to be a murder after a real estate transaction had gone sour. Though the Los Angeles Times would find Nathan in Oregon one year later, a move that was apparently the result of a minor breakdown from overwork, he would never speak with his parents again.[5] In the midst of the post-boom slump, John Yocum would be accused of a land booming scheme, was held responsible for paying his missing son's debts, and would later file for bankruptcy.

In the process, Yocum unloaded many of his Linda Vista land holdings. During the turn of the twentieth century, Pasadena was visited by many vacationing millionaires, who saw the City as a safe way to experience the "west."[6] For many of these vacationers, Linda Vista became a popular destination for nature-oriented recreational activities. Tourists rode horses up to Linda Vista peak, or marveled at the lush presence of plants that the area had to offer, even along Park Avenue itself, as Clark's pepper trees were growing in nicely.[7] Some of these Midwesterners decided to stay in Linda Vista, and would become the area's second wave of developers. These include individuals such as M. Cochrane Armour, a Chicago iron tycoon who moved west at age 50 and subdivided much of lower Linda Vista, building many "imaginative" homes between 1905 and 1925.[8] In the early 1900s vacationer and Ohio native William Robert Timken of the Timken Roller Bearing Company family, bought much of upper Linda

[2] Ibid., 24.
[3] "Brevities," Los Angeles Times, 10 Mar 1890: 7.
[4] "Brevities," Los Angeles Times, 4 Jul 1890: 7.
[5] "N.G. Yocum: The Pasadena capitalist is Located-- A Highly Romantic Story," Los Angeles Times, 13 May 1888: 2.
[6] Wayte, At the Arroyo's Edge, 55.
[7] Ibid., 55-56.
[8] Wayte, At the Arroyo's Edge, 57.

Vista. Timken hired noted road construction engineer Clarence Day to cut a road to Timken's retreat house at the crest of the hill behind his property.[9] The 1921 expansion of Lida Street would closely follow the route of Timken's road.

By 1914 the population of Linda Vista was growing, as were water needs. Like so many annexations in the greater Los Angeles region during this time, it was the issue of water that compelled Linda Vistans to annex with Pasadena. That year, the "trans-Arroyo" election was held, and Linda Vista officially became part of Pasadena. At that time, the Linda Vista annexation was the largest achieved by the City of Pasadena. This same year, Park Avenue, the primary thoroughfare through Linda Vista, changed name to Linda Vista Avenue.

In 1924 local residents founded the Linda Vista Neighborhood Association, a distant extension of the earlier Land and Improvement Association, and presently the oldest neighborhood association in Pasadena.[10] Historically, and as it is now, Linda Vista has remained very much an area of single family residences ensconced within a lush natural landscape. A grouping of institutional buildings (school, fire station, library) are present in the center of Linda Vista, and of course the 1930 Rose Bowl is within the nearby Arroyo, next to the Brookside Golf Course. Remarkably, there are no commercial buildings present in Linda Vista, and this is in large part due to the neighborhood association. As previously mentioned, the first commercial establishment in Linda Vista was Byron Clark's Park Nursery. A hotel was briefly present at the turn of the twentieth century. Only one market, called Jurgensen's, was located within Linda Vista. It was permitted on a variance basis, and lasted from 1941 to 1987. There was also a laundry at 800 Linda Vista Avenue, which existed at that location from 1915-1934.

PEGFAIR AND WESLEY DUMM

Among the earliest of the Midwestern families to relocate to Linda Vista were the Chamberlains, an agricultural family who first moved into the area in 1884. In 1887, the Chamberlains purchased 220 acres of Linda Vista land from Nathan Yocum; land which was around the present day Wellington Avenue running north to Lida Street. The family proceeded to plant their property with peach trees. Around 1888, the Chamberlains constructed a ranch house upon a high hill which looked out over the Arroyo and beyond to the San Gabriel Mountains.[11] After changing hands a variety of times, a portion of the property was purchased in 1907 by Marshall D. Fiscus, who renamed the estate house "Hillcrest." Fiscus owned the property until 1930, when produce executive Robert Richards and wife Arabella purchased the property. Richards demolished the preexisting house, graded the hill and built a $40,000, 14 room, 9,000 square foot mansion. The Colonial styled house was designed by architects John Pederson and Garret Van Pelt, with assistance from Mrs. Richards herself. Among its features were a Batchelder tile fireplace and a large basement in which Mr. Richards often kept lettuce; he was known as "The Lettuce King." Richards would name the house "Fairview." It was Richards, who himself was from Chicago, who petitioned to have the street in front of the house changed from West Avenue to Wellington Avenue, in honor of his former street of residence in Chicago.

In 1939 Fairview and the property that surrounded it went up for auction. Wesley I. Dumm, along with his wife Margaret, would purchase the property for $200,000 at this auction. A Midwesterner himself, Wesley Dumm was born in Ohio in 1890 and studied business at Wesleyan University, paying for his own education in the process. Dumm had a banking and broadcasting business background. By the age of 27 Dumm was President of Cheyenne Bank in Wyoming. By 1924 Dumm was offered the Presidency of the San Francisco Building and Loan Corporation, a position he declined. During World War I, Dumm had been appointed to the staff of the federal War Finance Corporation, and afterward, along with his banking and finance endeavors, Dumm established a solid career in both the revival and founding of various radio broadcast stations. In 1933 Dumm established KSFO, which became the CBS radio affiliate for San Francisco.[12] During World War II Dumm was personally selected by

[9] Ibid.
[10] In the 1970s the group's name would change to the Linda Vista/ Annandale Association.
[11] Davis, Gail Lee, et.al. Linda Vista: Portrait of a Neighborhood. Pasadena: Linda Vista History Book Committee, 1988: 24.
[12] Ibid., 27.

President Roosevelt to operate a short wave radio station that would later become *Voice of America*. In 1948 Dumm formed Northern California's first television station, and later founded the Muzart Company a subsidiary of Muzak which provided background music to various Bay area establishments.[13] In addition to these business endeavors, Dumm was involved in numerous philanthropic activities, including the support or founding of: the Pasadena Museum of Art; the Los Angeles Zoo; the United Way, the Claremont School of Theology, and the Masonic Order of DeMolay for Boys.

Upon acquiring the Fairview property, Dumm promptly changed the name of the house from Fairview to "Pegfair," in honor of his wife, Margaret. The name Pegfair is an amalgam of his wife's nickname, "Peggy," with "Pickfair," the famous Beverly Hills home of Douglas Fairbanks and Mary Pickford.[14] In 1954, for the purposes of increased privacy, Dumm purchased 14 lots behind Pegfair from Lillian Timken, the widow of William Timken, who had owned the property since the early part of the century. In 1960, Dumm would sell 175 elevated acres of this property to the Art Center College of Design for use as their future campus site. In keeping with long Linda Vista tradition of honoring natural surroundings, the property was sold on the stipulation that the setting and natural landscape be largely preserved. That same year, Dumm surveyed the former Timken land immediately north and below the future Art Center site along either side of Lida Street for a proposed single family subdivision. It is this subdivision which would become Pegfair Estates.

THE PEGFAIR ESTATES TRACT AND HOMES

Pegfair Estates is a representative and intact custom-designed Ranch House development reflecting the larger architectural and urban trends. Its master planned elements, including streets, building pads (often cut and fill on slopes), and landscaping, were intended to create a unified neighborhood. Pegfair Estates is highly successful in achieving a balance of variety in the architecture with a unity in the styles and landscaping. As an upscale development on a choice site, its houses reflected many amenities. Its use of the Ranch House type demonstrates a clean, contemporary version of the Ranch, seen in the abstract use of planes and material textures, of glass planes and walls, and in fashionable Japanese elements

Tract Map # 26268 was filed with the City of Pasadena on January 20, 1961 with Wesley Dumm signing as President of Pegfair Estates, Inc., a Corporation. The 200 acre subdivision consisted of 52 single family lots, and was named after the Dumm family residence. The tract straddled either side of Lida Street in a general east-west acclimation, rising in elevation upon the westerly side as the tract neared the San Rafael Hills which had long served as the backdrop for the Linda Vista community.

The first building permit is listed in September of 1961 for a "residence & garage" to be built at 1540 Pegfair Estates Drive. The owner is listed as Pegfair Estates Inc., with an address off 1211 Wellington Ave: the address of the nearby Pegfair House immediately east of the tract, and the Dumm family. This first single family residence in Pegfair Estates was designed by the well-known architecture firm Neptune & Thomas, who had completed numerous institutional buildings throughout California.

The Neptune & Thomas designed house in Pegfair Estates served as the model home for the tract. The Los Angeles Times refers to it as the "Pegfair House" and on October 7, 1962, the newspaper ran a feature about it.[15] The article describes the Pegfair House as a model residence in the contemporary Ranch style, and the epitome of California's indoor-outdoor living. Various features within the house are touted, including the Palo[s] Verde[s] stone fireplace which dominates the living room; the master bath complete with its own solarium and sunken oriental style tub and shower; a wall oven; a temperature controlled pool with dressing room compound; and a hooded table top range in the back yard for outdoor cooking. Pegfair Estates appears to be one of the earliest tracts to place all utilities underground. In this article, the Pegfair House is touted as a "balanced power" design, in

[13] Davis, Linda Vista, 29.
[14] Ibid., 30 and Wayte, At the Arroyo's Edge, 65.
[15] Pasadena Tract Offers Indoor-Outdoor Living, Los Angeles Times, 7 Oct, 1962: M8

which gas and electricity are employed for their best possible used as that pertains to various appliances and other amenities.[16] This was advertised as a cost efficiency measure, and Pegfair Estates homes were one of various homes featured in "Balanced Power Home" ads placed by the Southern California and Southern Counties Gas Companies.[17] Along with all of these amenities, the country atmosphere of the Linda Vista vicinity is lauded, as are the gardens and landscaping that are featured along with the residence. Perhaps it is the presence of this lush landscaping that fosters, according to the article, "a privacy said to encourage exhilarating freedom of movement." Another Los Angeles Times write-up about Pegfair Estates describes the extensive landscaping and beautification as "an unusual feature."[18] The high degree of landscaping within the Pegfair Estates tract does indeed appear to be unusual. However, such landscaping accurately fits into the physical context of the Linda Vista area, which has featured considered landscape elements since its founding, in large part because of the early presence of Byron Clark.

The Pegfair Estates Tract is significant as an expression of the increasing sophistication and maturity of the Postwar Contemporary Ranch architecture as identified the Cultural Resources of the Recent Past–City of Pasadena MPS. By the early 1960s, the picturesque western and rustic elements that were representative of the California, or Traditional Ranch style homes, began to be replaced by contemporary designs. The Contemporary Ranch House was a Ranch house for an upscale buyer, and often included different sets of signifiers and amenities compared to the typical California Ranch tract home. The type of amenities as listed in the above mentioned "Pegfair House" predict the variant of custom built Contemporary Ranch House that was to be increasingly seen in the late 1960s, and through the 1970s.

As an intact and expressive tract of early 1960s Custom Ranch tract, Pegfair Estates exhibits a variety of design features associated with what the MPS calls "California Ranch" and "Contemporary Ranch" designs, with the majority of the resources falling under the "Contemporary Ranch" definition. According to the MPS: "The California Ranch style, [also called "Traditional" Ranch,] applies traditional or Western detailing to the Ranch house building form. Characterized by its low, horizontal emphasis and sprawling plan, the Ranch house enjoyed enormous popularity throughout the United States during the late 1950s and 1960s. The California Ranch style emerged from the 1930s… combined with the mid-century ideal of "California living" promoted throughout the western United States by *Sunset Magazine*. The resulting architectural style appropriated the many wooden features – including wall cladding, roof shingles, and ornamentation – of many vernacular houses in the West. Along with the Minimal Traditional style, the California Ranch became the dominant domestic style in Southern California's postwar suburbs. The style was among the first to directly address the growing importance of the automobile to urban living, with attached garages or carports incorporated into the design. Primarily associated with the detached single family house, the detailing of the California Ranch may also be applied to apartment buildings of the same period."[19]

In their desire to express "good taste" and to veer away from rusticated Western motifs, certain Contemporary Ranch houses incorporate Asiatic style motifs as discussed in the Pasadena Recent Past MPS. Within the City of Pasadena, none of these tracts appears to incorporate these motifs to the degree of Pegfair Estates.

As noted in the MPS, the Contemporary Ranch style, as a California phenomenon, continued the same tendency of earlier California Modernists such as Frank Lloyd Wright, Greene & Greene, Richard Neutra, and Harwell Hamilton Harris of wanting an integrated, if not organic relationship to a given building's immediate surroundings. This is a Japanese idea as well, and had a tradition in Japanese vernacular architecture for hundreds of years before the advent of Modernism and indeed inspired early

[16] "All Utilities Underground in Subdivision," Los Angeles Times, 22 Oct, 1961: I18.
[17] Display Ad 245—No Title, Los Angeles Times, 1 Feb 1962: M28.
[18] "Pegfair Sales Now Over 50%," Los Angeles Times, 11 Mar 1962: SG_A6.
[19] This paragraph, which has been incorporated into the MPS, was originally written as part of a recent past context statement for the City of Pasadena. Historic Resources Group and Pasadena Heritage, Cultural Resources of the Recent Past Historic Context Statement Report: City of Pasadena, Report. Hollywood, CA: Historic Resources Group, 2007: 65.

European Modernists such as Neutra and Bruno Taut. Modernism and Japanese design have much overlap, such as standardization, variety in unity, conformity to a mode of living, condensing a building footprint even while expanding living space to the outdoors, and usefulness to purpose.[20] Both traditional Japanese architecture and Modernism also explore non-load bearing walls, movable walls, a lack of traditional ornament, and open plans, among other features.

For the middle or upper –middle class buyer, such Asiatic themes represented maturity, taste and sophistication but usually more as applied decoration rather than as a comprehensive architectural philosophy. Although the Los Angeles region had featured specific examples of the convergence of Asiatic with Modern, both in décor and in concept (seen, for example, in the work of Buff, Straub and Hensman) the Ranch style, in any subtype, had rarely expressed Asiatic themes before.

One exhibit in New York City appears to have had an important impact upon Contemporary Ranch imagery of the late 1950s through the 1960s in introducing these Asian themes to popular architecture. In the summers of 1954 and 1955, the Museum of Modern Art in New York presented the "Japanese Exhibition House," a *shoin-zukuri* style temple built within the Museum's Abbey Aldrich Rockefeller Sculpture garden.[21] The idea for such an exhibit was originally that of Philip Johnson, the Museum's Assistant Curator (who had also co-curated the MOMA *International Style* exhibit in 1932), and John D. Rockefeller, Museum Trustee and President of the Japan Society of New York. The co-sponsorship and unified effort of the United States and Japan toward funding and producing the exhibition house and its adjacent garden was seen as a strong step toward healing relations that had been battered as a result of World War II. Additionally, it was acknowledged that various architects practicing in America and indeed Southern California were already appropriating ideas from Japanese Architecture, with which the Ranch style already had a fair amount in common. Both advocated a strong relationship to the surrounding natural terrain; both employed natural materials onto exterior elevations; both exhibited a lack of ornament in the traditional sense. After 1955, Contemporary Ranch houses began to exhibit Asiatic motifs in a manner in which they had not done prior. Over 200,000 people visited the Japanese exhibition house over two years, and the house was subject of numerous national and international press reports. Aside from the desire to mend relations between the two countries and to explicitly demonstrate what Japanese architecture actually was, according to Philip Johnson, another intention of the Japanese Exhibition House was to help define "good taste" for the middle class.[22]

Some of the residences feature low side gable-on hip roofs called *Irimoya*, which are modeled after Japanese temple architecture. Latticework, either as fencing, screens, or within gables is present. Many of the residences feature a yard landscape that incorporated boulders and in some cases, Japanese garden lanterns. Certain residences feature traditional concave tiles (*Gawara*) that were commonly seen upon early Japanese temple architecture. A little over half of the contributors in the Pegfair Estates District feature Asiatic motifs in varying degrees. A couple of the residences, 1555 and 1620 Pegfair Estates Drive, feature an abundance of Asiatic motifs. 1620 Pegfair Estates Drive, also called the Wenzlaff Residence, is unique to the tract. Across its front and side elevations is a grid of wood timbering of the type commonly seen in *Shoji* style partitions. An Asian styled terra cotta grill is present in a door that is adjacent to the front door. The eaves are peaked at their corners; a feature seen in both early Japanese temples and Chinese Pagodas. Inset upon the flat roof are three sets of paired gables that have a slight Polynesian influence. Boulders are inset into the front yard landscape.

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[20] This specific list of features items that auther Jiro Harada felt were "the Lessons Japanese Architecture for the Western World." Harada, Jiro, The Lesson of Japanese Architecture, New York: Dover Publications, 1936 (1985): 9.

[21] *Shoin-zukuri*: A development of the *buke* (Samurai class) style of architecture, also the room containing the *tokonoma* and its dependent features. Ibid., 192.

[22] Pogrebin, Robin, "Is Prefab Fab? MOMA Plans a Show," *New York Times*, 8 Jan 2008. Viewed online at http://www.nytimes.com/2008/01/08/arts/design/08moma.html 2 April 2008.

CONCLUSION

The Pegfair Estates District is eligible for the National Register of Historic Places under Criterion C for its significant, sophisticated and expressive rendering of Contemporary Ranch architecture. While there are other Ranch house examples in Pasadena, Pegfair Estates is a cohesive and intact example of an entire custom, Contemporary Ranch neighborhood in a mature, original landscape. Additionally, the Pegfair Estates District is an expressive example of Custom Ranch architecture of the type commonly seen from the mid-1950s onward.

The skillfully rendered Asiatic features seen in many of the resources point to the upper middle class aesthetics that were commonly applied to Contemporary Ranch designs. These Asiatic features are also an acknowledgement of the overlap between Japanese architecture and various versions of Modernism, including Ranch. Among these shared characteristics is the aim of an integrated relationship between a building and its natural setting. The incorporation of Asiatic influences within or upon buildings within nature places the district in the California lineage of Frank Lloyd Wright, Greene & Greene, Richard Neutra, and Harwell Hamilton Harris.

The highly stylized, lavish treatment of the resources points to the ascendant economy of Pasadena and the region during the Post-War era. This is expressed at Pegfair Estates through lavishly detailed, larger scale homes that feature amenities not commonly seen in the mass produced Ranch tract, such as Hastings Ranch. Among these features is the landscaping; Pegfair Estates is integrated into a remarkable Edenic landscape of numerous tall trees, and other plants both exotic and indigenous. Front yards, which are often bermed, are dotted with numerous shrubs, bushes and flowers. The tract as a whole contains a number of mature trees, and is nestled within a chaparral covered San Rafael hillscape. In this, the connection of the Ranch House to the natural landscape, integral to the concept that the homeowner lived in the midst of nature, is especially prominent in Pegfair Estates. This presence of nature and landscape has been a feature of the Linda Vista area since its founding, when Byron Clark first planted Pepper Trees along Park Avenue, landscaped some of Linda Vista's first lots, and opened Linda Vista's first commercial business, which was a nursery. Although the Pegfair Estates District is presently less than 50 years old, the convergence of intact and expressive Contemporary Ranch features in such a lushly landscaped natural setting appears to be exceptional. Its custom (rather than mass-produced) designs are distinctive. In its sophisticated expression of the Contemporary Ranch idiom with Asiatic motifs and landscaping concepts, and because of the largely intact character of the residences and landscape design, Pegfair Estates District cogently expresses the design values and aspirations of 1960s California living. Therefore, the Pegfair Estates District meets Criterion Consideration G.

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Pogrebin, Robin. "Is Prefab Fab? MOMA Plans a Show." *New York Times*, 8 Jan 2008. Viewed online at

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Verbal Boundary Description:

The Pegfair Estates district encompasses 7.63 acres of land and two streets: Pegfair Estates Drive and Carnarvon Drive, in the northwestern portion of the City of Pasadena, California. The district is generally bound by Lida Street on the north and west, Pegfair Lane on the east and the rear property lines of the properties on the south side of Pegfair Estates Drive and Carnarvon Drive on the south. The district is accessed via Pegfair Lane, a short connecting spur between Lida Street and Pegfair Estates Drive. Carnarvon Drive is another short spur which extends south from Pegfair Estates Drive at roughly the center of the district.

Verbal Boundary Justification:

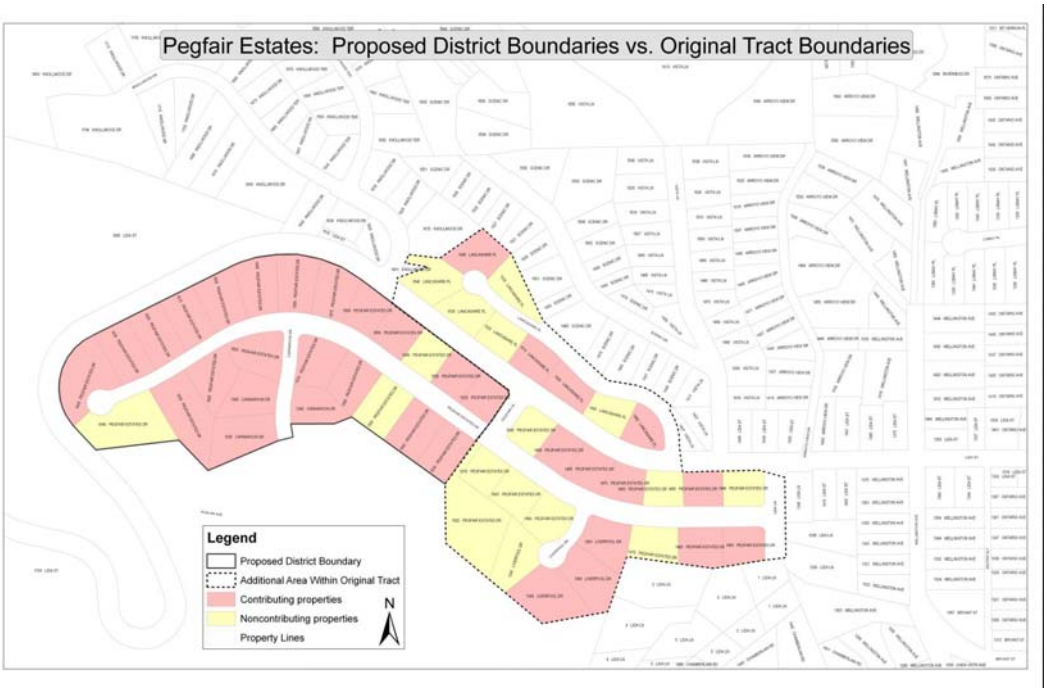
The proposed district reads as a single enclave of Contemporary Ranch designs not seen in immediately adjacent tracts, and has a consistency of integrity not seen in the other remaining portions of the Pegfair Estates tract itself. The proposed district features a combination of lush landscape and ascending grade, lending many of these residences a sense of submersion into their immediate terrain in a manner not seen in the lower-lying portions of the Pegfair Estates tract. Unique to the proposed district in contrast to the rest of the tract, where the proposed district runs parallel to Lida Street it is continuously bounded by a running course brick wall that becomes a staggered gateway as it wraps the southern corners Pegfair Lane: the eastern edge of the proposed district and the primary access road into it.

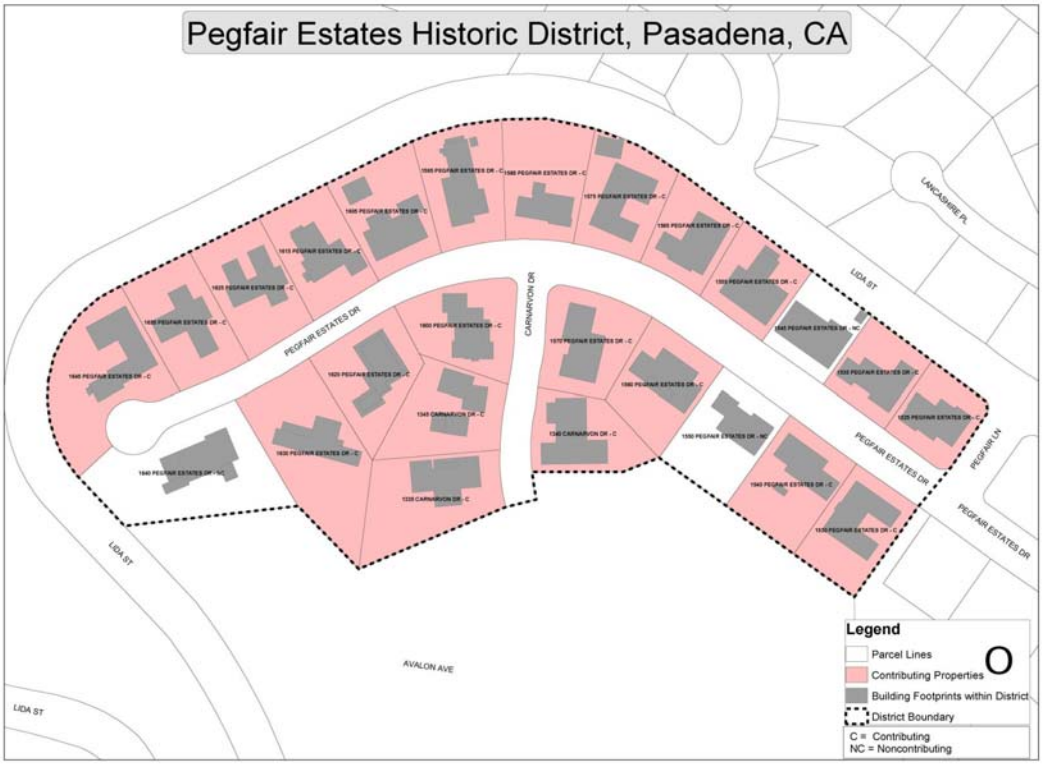
Immediately outside of the Pegfair Estates tract are additional single family residences of a different character, lacking the design cohesion of the Pegfair Estates Tract and specifically the proposed district within it. Just east of the Pegfair Estates Tract are large-scale single family residences of a Spanish/ Ranch design from the late 1960s. The tract across Lida Street due north and east is of eclectic residences with a consistency of rusticated Ranch, Minimal Traditional, and Cape Cod influenced Colonial Revival designs. East of the Pegfair Estates tract along Lida Street are variegated single family houses from the turn of the century through the 1980s of the above mentioned design systems in addition to National style, Mission Revival, and Modern designs, and including one Folk Victorian residence that appears to be the earliest visible house in the immediate area. In contrast to this immediate setting, the Pegfair Estates tract reads as distinct. The proposed district within it is a cohesive enclave of architecturally intact Contemporary Ranch houses within a terrain, landscape and physical border that is unique to the Pegfair Estates tract.

Pegfair Estates Historic District: Property Owner Information

ADDRESS	CITY	STATE	ZIP CODE	NAME	C/NC
1530 PEGFAIR ESTATES DR	PASADENA	CA	91103	THEODORE LEVIN	C
1540 PEGFAIR ESTATES DR	PASADENA	CA	91103	ROBERT 'HUGHES	C
1550 PEGFAIR ESTATES DR	PASADENA	CA	91103	RULON REINDERS	NC
1560 PEGFAIR ESTATES DR	PASADENA	CA	91103	RUTH 'RICHTER	C
1570 PEGFAIR ESTATES DR	PASADENA	CA	91103	PAUL PENZO	C
1340 CARNARVON DR	PASADENA	CA	91103	SHAKESPEARE FAMILY TRUST	C
1335 CARNARVON DR	PASADENA	CA	91103	SAMUEL GORDON	C
1345 CARNARVON DR	PASADENA	CA	91103	DONALD SHELLGREN	C
1620 PEGFAIR ESTATES DR	PASADENA	CA	91103	DAVID BOUTON	C
1630 PEGFAIR ESTATES DR	PASADENA	CA	91103	WALTER VICTOR	C
1640 PEGFAIR ESTATES DR	PASADENA	CA	91103	MARTIN FAMILY TRUST	NC
1645 PEGFAIR ESTATES DR	PASADENA	CA	91103	MING YII	C
1635 PEGFAIR ESTATES DR	PASADENA	CA	91103	PAUL KAISER	C
1625 PEGFAIR ESTATES DR	PASADENA	CA	91103	JAIME GUILLEN	C
1615 PEGFAIR ESTATES DR	PASADENA	CA	91103	JOHN BRUNO	C
1605 PEGFAIR ESTATES DR	PASADENA	CA	91103	IAN ROSS	C
1595 PEGFAIR ESTATES DR	PASADENA	CA	91103	DAMON SIPLES	C
1585 PEGFAIR ESTATES DR	PASADENA	CA	91103	BETTY VAN GILDER	C
1575 PEGFAIR ESTATES DR	PASADENA	CA	91103	JAMES GROVER	C
1565 PEGFAIR ESTATES DR	PASADENA	CA	91103	JAY RHO	C
1555 PEGFAIR ESTATES DR	PASADENA	CA	91103	ROBERT KAWASHIMA	C
1545 PEGFAIR ESTATES DR	PASADENA	CA	91103	AUSTIN HEBERGER	NC
1535 PEGFAIR ESTATES DR	PASADENA	CA	91103	JOHN JOANNES	C
1525 PEGFAIR ESTATES DR	PASADENA	CA	91103	SANDY LEE	C
1600 PEGFAIR ESTATES DR	PASADENA	CA	91103	HELEN CREED	C

Additional Documentation: Maps





Photographs

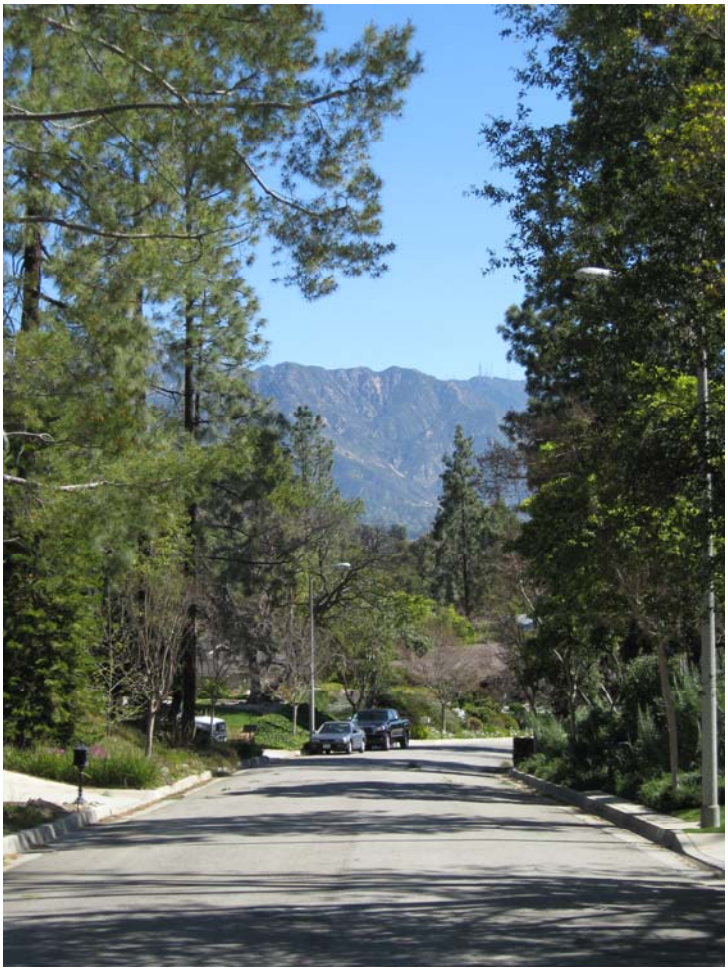
Pegfair Estates Historic District- Pasadena
Los Angeles County, California
Daniel Paul, Jones & Stokes
March 2008
Negative: Jones & Stokes
Description of view: 1595 Pegfair Estates Drive. View northwest
Photograph: CA_LosAngelesCounty_PegfairEstatesDistrict1.tif

Pegfair Estates Historic District- Pasadena
Los Angeles County, California
Daniel Paul, Jones & Stokes
March 2008
Negative: Jones & Stokes
Description of view: Pegfair Estates Drive general view, view southwest
Photograph: CA_LosAngelesCounty_PegfairEstatesDistrict2.tif

Pegfair Estates Historic District- Pasadena
Los Angeles County, California
Daniel Paul, Jones & Stokes
March 2008
Negative: Jones & Stokes
Description of view: Planter at entrance to Pegfair Estates Tract. View east
Photograph: CA_LosAngelesCounty_PegfairEstatesDistrict3.tif

Pegfair Estates Historic District- Pasadena
Los Angeles County, California
Daniel Paul, Jones & Stokes
March 2008
Negative: Jones & Stokes
Description of view: Carnarvon Drive general view. View: N
Photograph: CA_LosAngelesCounty_PegfairEstatesDistrict4.tif

Pegfair Estates Historic District- Pasadena
Los Angeles County, California
Daniel Paul, Jones & Stokes
March 2008
Negative: Jones & Stokes
Description of view: Pegfair Estates Drive general view. View: E
Photograph: CA_LosAngelesCounty_PegfairEstatesDistrict5.tif



Pegfair Estates Historic District- Pasadena
Los Angeles County, California
Daniel Paul, Jones & Stokes
March 2008
Negative: Jones & Stokes
Description of view: 1525 Pegfair Estates Drive, view north, south elevation.
Photograph: CA_LosAngelesCounty_PegfairEstatesDistrict6.tif

Pegfair Estates Historic District- Pasadena
Los Angeles County, California
Daniel Paul, Jones & Stokes
March 2008
Negative: Jones & Stokes
Description of view: 1535 Pegfair Estates Drive, view north, south elevation.
Photograph: CA_LosAngelesCounty_PegfairEstatesDistrict7.tif

Pegfair Estates Historic District- Pasadena
Los Angeles County, California
Daniel Paul, Jones & Stokes
March 2008
Negative: Jones & Stokes
Description of view: 1545 Pegfair Estates Drive, view north, south elevation.
Photograph: CA_LosAngelesCounty_PegfairEstatesDistrict8.tif

Pegfair Estates Historic District- Pasadena
Los Angeles County, California
Daniel Paul, Jones & Stokes
March 2008
Negative: Jones & Stokes
Description of view: 1555 Pegfair Estates Drive, view north, south and east elevations.
Photograph: CA_LosAngelesCounty_PegfairEstatesDistrict9.tif

Pegfair Estates Historic District- Pasadena
Los Angeles County, California
Daniel Paul, Jones & Stokes
March 2008
Negative: Jones & Stokes
Description of view: 1565 Pegfair Estates Drive, view north, south elevation.
Photograph: CA_LosAngelesCounty_PegfairEstatesDistrict10.tif

Pegfair Estates Historic District- Pasadena
Los Angeles County, California
Daniel Paul, Jones & Stokes
March 2008
Negative: Jones & Stokes
Description of view: 1575 Pegfair Estates Drive, view north, south elevation.
Photograph: CA_LosAnglesCounty_PegfairEstatesDistrict11.tiff

Pegfair Estates Historic District- Pasadena
Los Angeles County, California
Daniel Paul, Jones & Stokes
March 2008
Negative: Jones & Stokes
Description of view: 1585 Pegfair Estates Drive, view north, south elevation.
Photograph: CA_LosAnglesCounty_PegfairEstatesDistrict12.tiff

Pegfair Estates Historic District- Pasadena
Los Angeles County, California
Daniel Paul, Jones & Stokes
March 2008
Negative: Jones & Stokes
Description of view: 1595 Pegfair Estates Drive, view north, south and west elevations.
Photograph: CA_LosAnglesCounty_PegfairEstatesDistrict13.tiff

Pegfair Estates Historic District- Pasadena
Los Angeles County, California
Daniel Paul, Jones & Stokes
March 2008
Negative: Jones & Stokes
Description of view: 1605 Pegfair Estates Drive, view northeast, south elevation.
Photograph: CA_LosAnglesCounty_PegfairEstatesDistrict14.tiff

Pegfair Estates Historic District- Pasadena
Los Angeles County, California
Daniel Paul, Jones & Stokes
March 2008
Negative: Jones & Stokes
Description of view: 1615 Pegfair Estates Drive, view north, south elevation.
Photograph: CA_LosAnglesCounty_PegfairEstatesDistrict15.tiff

Pegfair Estates Historic District- Pasadena
Los Angeles County, California
Daniel Paul, Jones & Stokes
March 2008
Negative: Jones & Stokes
Description of view: 1625 Pegfair Estates Drive, view north, south elevation.
Photograph: CA_LosAnglesCounty_PegfairEstatesDistrict16.tiff

Pegfair Estates Historic District- Pasadena
Los Angeles County, California
Daniel Paul, Jones & Stokes
March 2008
Negative: Jones & Stokes
Description of view: 1635 Pegfair Estates Drive, view north, south elevation.
Photograph: CA_LosAnglesCounty_PegfairEstatesDistrict17.tiff

Pegfair Estates Historic District- Pasadena
Los Angeles County, California
Daniel Paul, Jones & Stokes
March 2008
Negative: Jones & Stokes
Description of view: 1645 Pegfair Estates Drive, view northeast, south elevation.
Photograph: CA_LosAnglesCounty_PegfairEstatesDistrict18.tiff

Pegfair Estates Historic District- Pasadena
Los Angeles County, California
Daniel Paul, Jones & Stokes
March 2008
Negative: Jones & Stokes
Description of view: 1640 Pegfair Estates Drive, view south, north elevation
Photograph: CA_LosAnglesCounty_PegfairEstatesDistrict19.tiff

Pegfair Estates Historic District- Pasadena
Los Angeles County, California
Daniel Paul, Jones & Stokes
March 2008
Negative: Jones & Stokes
Description of view: 1630 Pegfair Estates Drive, view south, north and west elevations.
Photograph: CA_LosAnglesCounty_PegfairEstatesDistrict20.tiff

Pegfair Estates Historic District- Pasadena
Los Angeles County, California
Daniel Paul, Jones & Stokes
March 2008
Negative: Jones & Stokes
Description of view: 1620 Pegfair Estates Drive, view south, north and west elevations.
Photograph: CA_LosAnglesCounty_PegfairEstatesDistrict21.tiff

Pegfair Estates Historic District- Pasadena
Los Angeles County, California
Daniel Paul, Jones & Stokes
March 2008
Negative: Jones & Stokes
Description of view: 1600 Pegfair Estates Drive, view south, west elevation.
Photograph: CA_LosAnglesCounty_PegfairEstatesDistrict22.tiff

Pegfair Estates Historic District- Pasadena
Los Angeles County, California
Daniel Paul, Jones & Stokes
March 2008
Negative: Jones & Stokes
Description of view: 1345 Carnarvon Drive, view northeast, south elevation.
Photograph: CA_LosAnglesCounty_PegfairEstatesDistrict23.tiff

Pegfair Estates Historic District- Pasadena
Los Angeles County, California
Daniel Paul, Jones & Stokes
March 2008
Negative: Jones & Stokes
Description of view: 1335 Carnarvon Drive, view west, east and south elevations.
Photograph: CA_LosAnglesCounty_PegfairEstatesDistrict24.tiff

Pegfair Estates Historic District- Pasadena
Los Angeles County, California
Daniel Paul, Jones & Stokes
March 2008
Negative: Jones & Stokes
Description of view: 1340 Carnarvon Drive, view northeast, west elevation.
Photograph: CA_LosAnglesCounty_PegfairEstatesDistrict25.tiff

Pegfair Estates Historic District- Pasadena
Los Angeles County, California
Daniel Paul, Jones & Stokes
March 2008
Negative: Jones & Stokes
Description of view: 1570 Pegfair Estates Drive, view south, north elevation.
Photograph: CA_LosAnglesCounty_PegfairEstatesDistrict26.tiff

Pegfair Estates Historic District- Pasadena
Los Angeles County, California
Daniel Paul, Jones & Stokes
March 2008
Negative: Jones & Stokes
Description of view: 1560 Pegfair Estates Drive, view south, north elevation.
Photograph: CA_LosAnglesCounty_PegfairEstatesDistrict27.tiff

Pegfair Estates Historic District- Pasadena
Los Angeles County, California
Daniel Paul, Jones & Stokes
March 2008
Negative: Jones & Stokes
Description of view: 1550 Pegfair Estates Drive, view south, north elevation.
Photograph: CA_LosAnglesCounty_PegfairEstatesDistrict28.tiff

Pegfair Estates Historic District- Pasadena
Los Angeles County, California
Daniel Paul, Jones & Stokes
March 2008
Negative: Jones & Stokes
Description of view: 1540 Pegfair Estates Drive, view south, north and west elevations.
Photograph: CA_LosAnglesCounty_PegfairEstatesDistrict29.tiff

Pegfair Estates Historic District- Pasadena
Los Angeles County, California
Daniel Paul, Jones & Stokes
March 2008
Negative: Jones & Stokes
Description of view: 1530 Pegfair Estates Drive, view south, north elevation.
Photograph: CA_LosAnglesCounty_PegfairEstatesDistrict30.tiff